042.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,000 / 917,000
					USE VALUE:	917,000 / 917,000
					ASSESSED:	917,000 / 917,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
245		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALTATZIDIS PETER/TRUSTEE
Owner 2:	BALTATZIDIS FAMILY IRREVOCABLE
Owner 3:	
Street 1:	16 FRED ST
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	BALTATZIDIS GEORGE & HELEN -
Owner 2:	-
Street 1:	16 FRED STREET
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 3,228 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2500 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3228.000	543,200	1,700	372,100	917,000
Total Card	0.074	543,200	1,700	372,100	917,000
Total Parcel	0.074	543,200	1,700	372,100	917,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.80 | /Parcel: 366.8

Legal Description

User Acct 29588

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	543,300	1700	3,228.	372,100	917,100	917,100	Year End Roll	12/18/2019
2019	104	FV	403,000	1800	3,228.	395,400	800,200	800,200	Year End Roll	1/3/2019
2018	104	FV	403,000	1800	3,228.	288,400	693,200	693,200	Year End Roll	12/20/2017
2017	104	FV	378,300	1800	3,228.	251,200	631,300	631,300	Year End Roll	1/3/2017
2016	104	FV	378,300	1800	3,228.	214,000	594,100	594,100	Year End	1/4/2016
2015	104	FV	337,800	1800	3,228.	209,300	548,900	548,900	Year End Roll	12/11/2014
2014	104	FV	337,800	1800	3,228.	172,100	511,700	511,700	Year End Roll	12/16/2013
2013	104	FV	351,200	1800	3,228.	163,700	516,700	516,700		12/13/2012

!3590!

PRINT

Date	Time
12/10/20	18:48:20

LAST REV

Date	Time
04/09/19	14:26:45

apro

PAT ACCT. 3590

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALTATZIDIS GEO	1460-135		10/2/2014	Convenience	1	No	No		
	810-143		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2004	749	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3228		Sq. Ft.	Site		0	80.	1.44	1			Med. Tr	-10					372,126						372,100	

Total AC/HA: 0.07410 | Total SF/SM: 3228 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 372,126 | Spl Credit | Total: 372,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09491527
Const Adj.:	0.98980200
Adj $ / SQ:	184.237
Other Features:	127500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667331
Depreciation:	124124
Depreciated Total:	543207

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

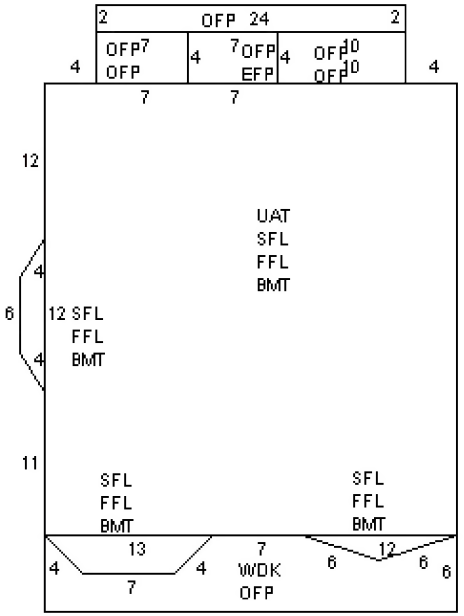
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.24
Special Features:	0	Val/Su Net:	124.59
Final Total:	543200	Val/Su SzAd	230.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,180	55.270	65,220
FFL	First Floor	1,180	184.240	217,400
SFL	Second Floor	1,180	184.240	217,400
OFP	Open Porch	362	20.840	7,545
UAT	Upper Attic	280	101.330	28,373
WDK	Deck	150	12.540	1,881
EFP	Enclos Porch	28	71.860	2,012

Net Sketched Area:	4,360	Total:	539,831
Size Ad	2360	Gross Are	5200	FinArea	2500
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	A	Y	1	8X16	A	AV	1990	17.27	T	23.2	104			1,700			1,700

More:	N	Total Yard Items:	1,700	Total Special Featues:		Total:	1,700